

2.0 PROJECT DESCRIPTION

2.1 Introduction

Towne Development of Sacramento, Inc. (project applicant) proposes the development of 104 single-family residential lots, eight open space lots, one recreation lot, three landscape lots and a private street lot on the ±60.6 acre Whisper Creek Subdivision within the Dry Creek-West Placer Community Plan area of western Placer County, just north of the Sacramento/Placer county line. In addition to the applicant's proposed subdivision, Placer County is proposing an amendment to the Dry Creek-West Placer Community Plan that would eliminate the Irrevocable Offer of Dedication (I.O.D.) that currently exists through the project site for the future extension of Don Julio Boulevard from the Sacramento County line to PFE Road.

2.2 Project Location

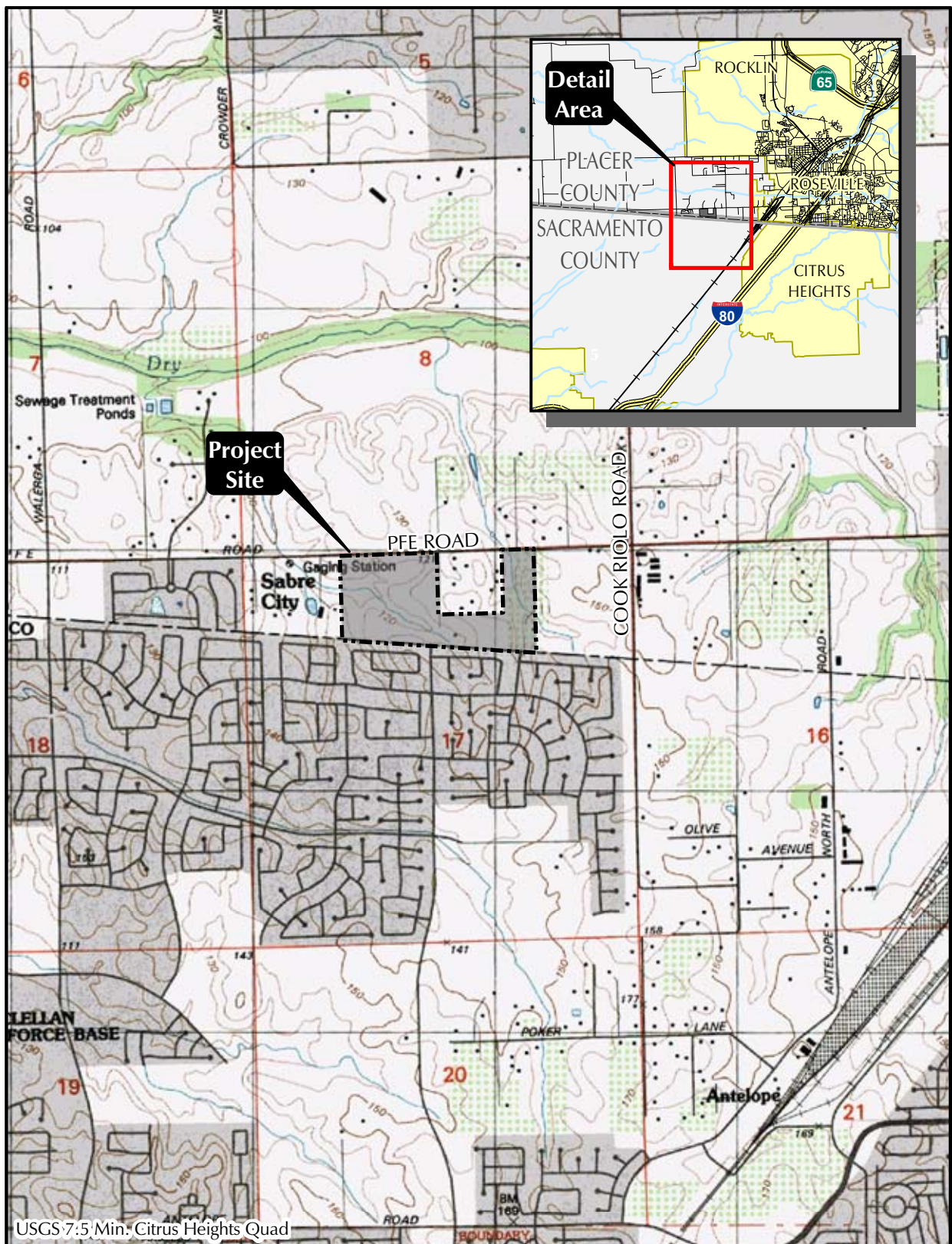
The ±60.6 acre proposed project site is located in western Placer County. The project site is located south of and adjacent to PFE Road, east of Walerga Road, and west of Cook Riolo Road. The project site is within the Dry Creek-West Placer Community Plan area in the unincorporated area of Placer County. The project site is comprised of Assessor's Parcel Nos. 023-260-002, 006, 007, and 017 located in Section 17 of Township 10 North, Range 6 East of the "Citrus Heights, California" 7.5 minute quadrangle (U.S. Department of the Interior Geological Survey 1992). The project location is depicted in Figure 2.2-1 — Site and Vicinity.

2.3 Project Background

The following discussion provides a brief history as background for the Whisper Creek Subdivision project.

The Dry Creek-West Placer Community Plan was adopted by the Placer County Board of Supervisors on May 14, 1990. The Community Plan includes goals and policies pertaining to population and housing, land use, public services (including flood control, sewage disposal, water, schools, fire protection, and utilities), parks and recreation, noise, open space, natural resources, cultural resources, and transportation and circulation. The primary land use designation for the area south and east of Dry Creek, including the project site, is low density residential. This land use designation is assigned to assist in meeting the Community Plan's population and housing goal to "provide housing to meet future needs...anticipated within the plan area while ensuring consistency with existing land uses." Additional goals outlined in the Community Plan include the following:

- Provide an efficient, safe and diverse transportation/circulation system.
- Ensure that the community and downstream communities are protected against flooding, excessive storm-water run-off, and other natural hazards.
- Protect and enhance the character of the plan area in ways that are compatible with the physical and natural features present in the community.
- Locate development in areas where urban services are readily available or can be made available in a timely fashion.



SITE AND VICINITY



0 1000 2000
SCALE IN FEET

Drawn By: HMK
Date: 04/28/04

FIGURE 2.2-1

The project site is comprised of Assessor's Parcel Nos. 023-260-002, 006, 007, and 017. Some technical studies of the project site were prepared for individual parcels and thus call the parcels by different names instead of the Whisper Creek designation for the entire project site. Parcel - 002 makes up the western portion of the site and was originally referred to as PFE 36 as it is 36 acres in size. The center parcel is APN-017 and was originally known as Almond Ranch. The eastern portion of the project site is made up of APN's -006 and -007 and was called PFE 14. The entire project site development was previously named Whisper Creek 1 and was also referred as Whisper Creek Unit 1. Technical studies contained in this Draft EIR that were conducted prior to the last name change to Whisper Creek may refer to the previous project site names.

2.4 Purpose and Need for Project

The purpose of the project is to develop a low density single-family residential housing project for Placer County's growing population that is estimated to increase over 54 percent between 2000 and 2020 (California Department of Finance 2005).

2.5 Project Goals and Objectives

The objectives of the proposed project include the following:

Subdivision components:

- Increase housing supply in Western Placer County.
- Design a residential development that is consistent with the land use designations of the Placer County General Plan and Dry Creek-West Placer Community Plan.
- Construct infrastructure improvements including roadway, sewer service, and water service necessary to support development of the project.

Community Plan amendment component:

- Reduce the amount of future traffic increases from the Antelope area that uses PFE Road between Cook Riolo Road and Walerga Road and move through traffic to regional through routes such as Walerga Road and Antelope North Road.

2.6 Project Components

The applicant proposes to develop a 104 lot residential subdivision on Assessors Parcel Nos. 023-260-002, 006, 007, and 017. The project involves the subdivision of 60.6± acres into 104 single-family residential lots, eight open space lots, one recreation lot, three landscape lots and a private street lot.

The 104 residential lots range in size from 10,835 to 27,297 square feet. The average lot size is 13,841 square feet. Of the 104 lots, five are between 10, 835 and 11,999 square feet in size. Fifty-six of the lots are between 12,000 square feet and 12,999 square feet. Seventeen lots are between 13,000 and 14,999 square feet, twenty-one lots are between 15,000 and 18,058 square feet, and the remaining five lots are between 21,758 and 27,297 square feet. Eight open space lots and one open space/recreation lot total 17.68 acres with the private recreation area being 1.3

acres in size. The open space lots correspond to site locations designated as within the 100-year floodplain and/or containing existing drainages and wetlands. The project proposes a buffer area around these locations that excludes the building of residences and is consistent with the Dry Creek-West Placer Community Plan goals and policies.

Improvements to PFE Road fronting the project site would be included in the project, including right-of-way for Class II Bicycle lanes, landscaping and an eight foot wide meandering pedestrian walkway/Class I bicycle trail. Also, an earthen berm with landscaping screening is proposed to serve as a traffic noise attenuation feature. This berm is proposed to be eight feet high from the pad level of the proposed homes and have a maximum slope of 3:1. A vine covered six foot high wrought iron fence will be located at the top of this slope.

The project would require approval of a rezone, a conditional use permit and a tentative subdivision map. The tentative subdivision map is shown in Figure 2.6-1. The site is currently zoned RS-AG-B-X-20, RS-AG-B-X-20-PD 2.0 and O-PD2. The rezone is proposed so that all residential portions of the project site can be zoned RS-AG-B-X-20-PD 2.0 (Residential Single-Family, Agriculture Combining District, Building Site Combining District, minimum 20,000 square foot building site, Planned Residential Development Combining District, 2 units per acre). The project site parcels, existing zoning, and proposed zoning are shown in Figure 2.6-2.

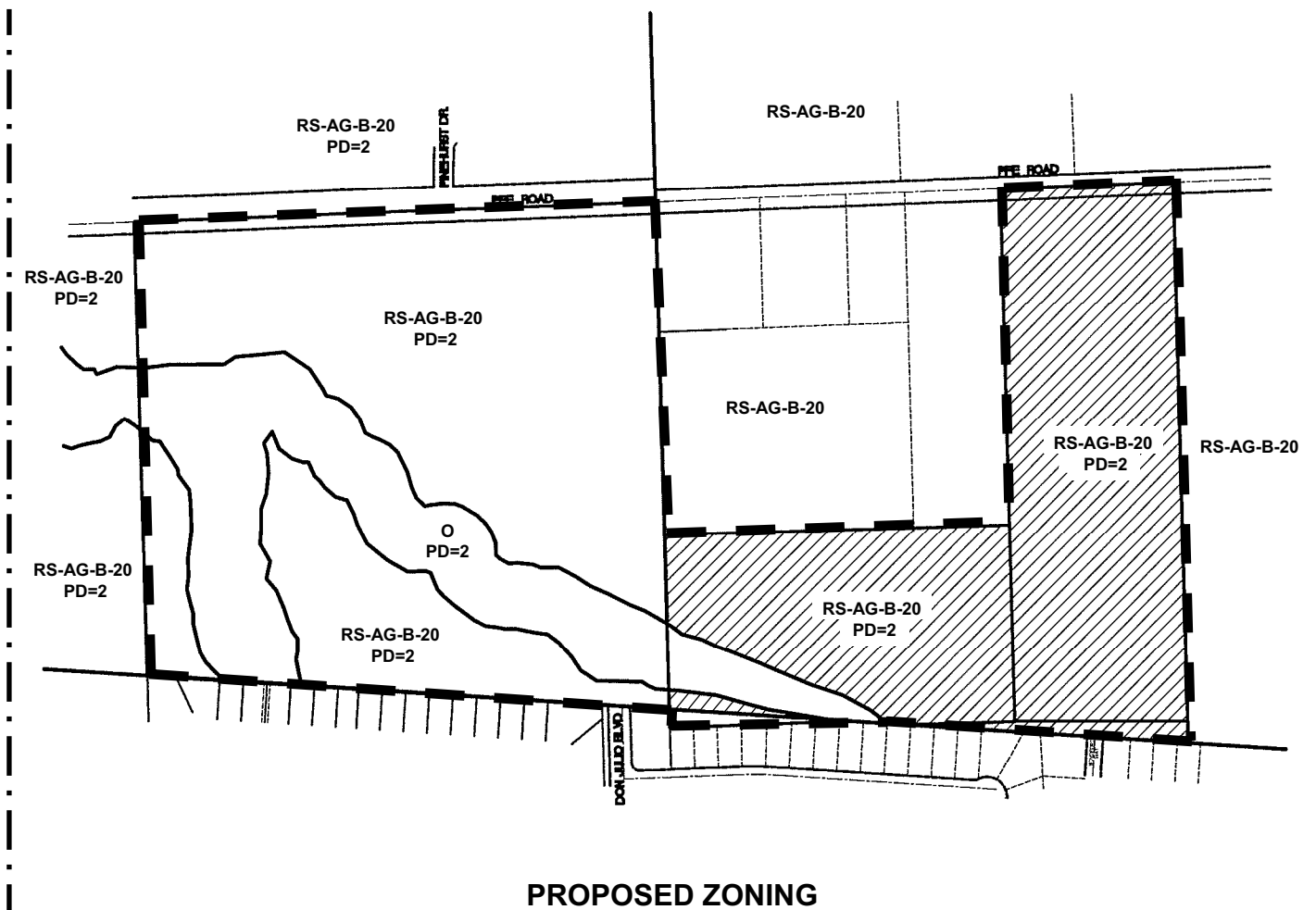
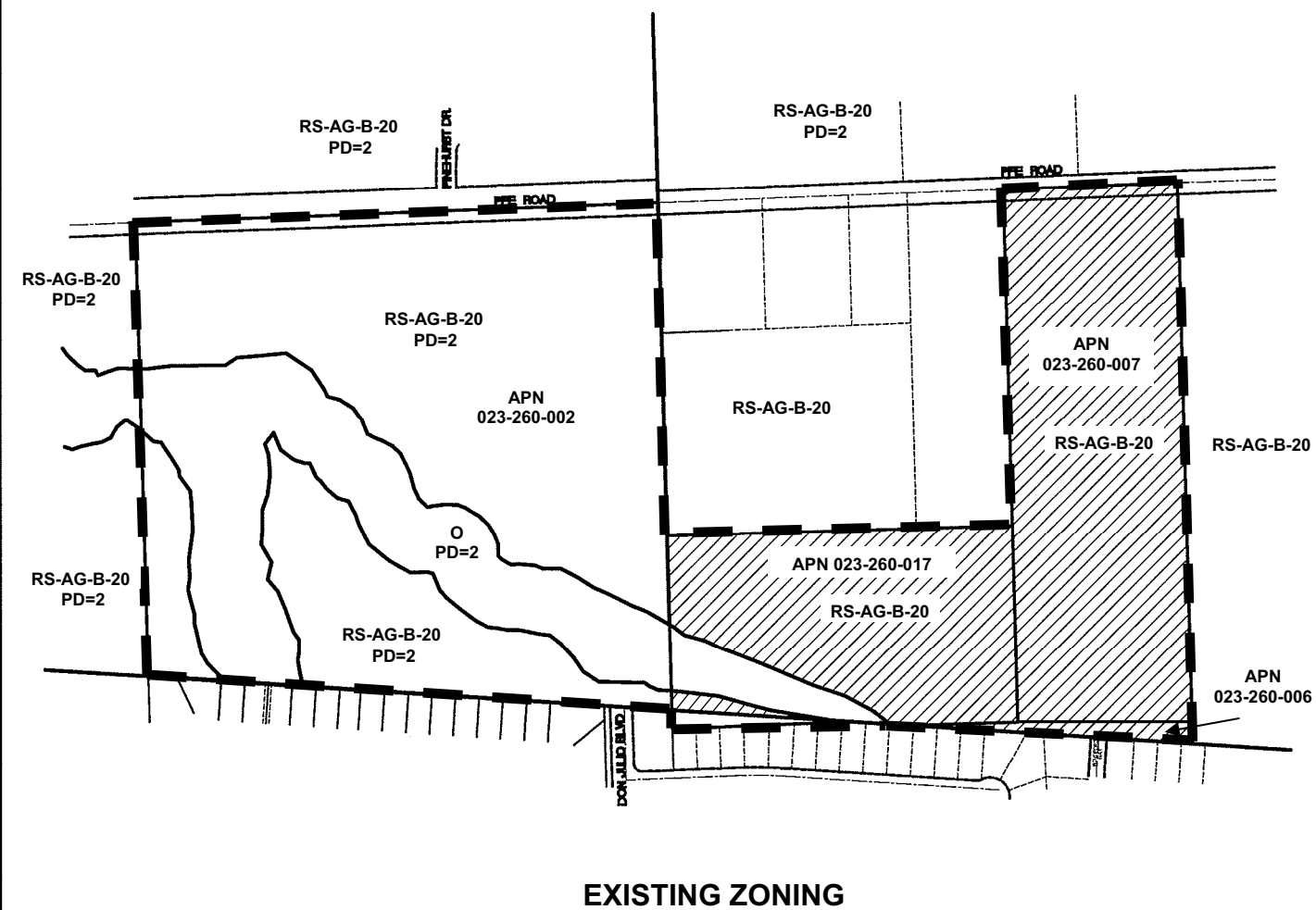
2.6.1 Public Facilities and Services

Fire and life safety services are proposed to be provided by Station 100 of the Placer County Fire Department, Dry Creek Battalion, in cooperation with the California Department of Forestry and Fire Protection. The project site is situated within the Dry Creek Unified and Roseville Joint Union High School Districts and school services are expected to be provided by these respective school districts. The project would likely be required to annex to an existing Community Service Area for park services and the Placer County Parks Department would provide park services to the project area, in part with the proposed Dry Creek Community Park located on Walerga Road, south of Dry Creek. Underground utilities are available and would be provided to the site. Sanitary Sewer service is proposed to be provided to the project by Placer County through County Service Area #28, Zone 173 with treatment provided at the Roseville Dry Creek Wastewater Treatment Plant.

2.6.2 Access and Circulation

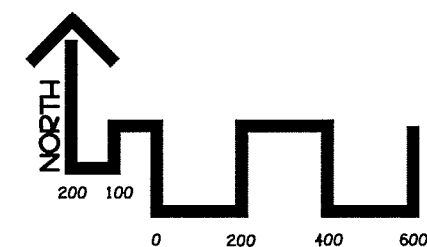
The project site would be served by a private internal road system that provides access to the existing Placer County road network. The internal circulation system would also provide sidewalks for access and circulation for pedestrians. Internal streets are proposed to have a typical 42-foot wide section which will include two 14-foot wide driving lanes, a 3-foot wide concrete curb and gutter on each side of the street, a 4 to 5 foot planter strip on each side of the street to include two trees for each home, and a 4-foot concrete sidewalk on one side. Improvements to PFE Road fronting the project site would be included in the project, including Class II Bicycle lanes, landscaping and an eight foot wide meandering pedestrian walkway/Class I bicycle trail. An internal bicycle path is proposed along the open space lots. This path is depicted on the tentative map as 8 feet to 12 feet wide and meets the County standard of 8' minimum width. Street lighting would be provided that is consistent with Placer County requirements, the Dry Creek-West Placer Community Plan goals and policies, and the Planned





LEGEND: PROJECT BOUNDARY
PARCEL AREAS REQUIRING REZONE

WHISPER CREEK
PLACER COUNTY, CALIFORNIA



**Figure 2.6-2
Existing and Proposed
Zoning**

Note: Original data provided by
Baker Williams Engineering

Residential Development Design Standards. The subdivision would be accessed by two entrances from PFE Road with one access directly across from Pinehurst Drive in the Morgan Creek development and one access across from Duffy Lane.

2.6.3 Community Plan Amendment

In addition to the applicant's proposed subdivision, Placer County is proposing an amendment to the Dry Creek-West Placer Community Plan that would eliminate the Irrevocable Offer of Dedication (I.O.D.) that currently exists through the project site for the future extension of Don Julio Boulevard from the Sacramento County line to PFE Road. Don Julio Boulevard is currently included in the Dry Creek/West Placer Community Plan. This amendment would result in Don Julio Boulevard terminating at the Sacramento County line as it currently does and removes the extension from the future planned circulation system of Placer County. This proposed roadway is not necessary to serve the Whisper Creek Subdivision.

2.6.4 Sanitary Sewer

Sanitary Sewer service is proposed to be provided to the project by Placer County through County Service Area #28, Zone 173 with treatment provided at the Roseville Dry Creek Wastewater Treatment Plant as prescribed in the Operations agreement between Placer County and the City of Roseville. In order to connect to sanitary sewer service it would be necessary to annex to County Service Area 28, Zone 173 and reimburse the Dry Creek Community Facilities District (CFD) for its share of infrastructure costs. Sanitary sewer lines are planned to be routed through the project's site internal road network. The internal line serving the western portion of the project would connect to a proposed sewer line that will run east to west along PFE Road approximately 400' from the western edge of the project to an existing manhole on the south side of PFE Road. The internal line serving the eastern portion of the project would connect to an offsite sewer line constructed by the Willow Creek project to the east.

2.6.5 Water

The project would be served by Cal-American Water, a private water service provider. Cal-American contracts with the Placer County Water Agency (PCWA) for sources of potable water. The parcels will require annexation into PCWA's Zone 1 service area in order for Cal-American Water to provide treated water service to the development. Water lines for the proposed project would be routed along the proposed internal street network and would connect to water lines along the project border.

2.7 Project Regulatory Requirements and Approvals

In addition to Placer County approvals of the rezone, the Tentative and Final Subdivision Map and Improvement Plans, and issuance of a conditional use permit, the project would also require the following:

- Section 404 Clean Water Act permit from the U.S. Army Corps of Engineers.
- 1602 Streambed Alteration Agreement from the California Department of Fish and Game (CDFG).

- Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB).
- Federal Emergency Management Agency – Letter of Map Revision.